

Four Bedroom Semi-Detached House

Spencer Close, Church Crookham, Fleet, Hampshire, GU52 6EG

Guide Price: £425,000

- Four Double Bedrooms
- For Sale by Modern Auction – T&C's Apply
- Subject to Reservation Price
- Buyers Fees Apply
- Cul-de-Sac Location
- Garage and Driveway
- Family Bathroom and Shower Room
- EPC : C (74)



Description

Offered to the market for the first time in 33 years, is this extended four bedroom semi-detached family home, situated in the corner of a cul-de-sac and siding onto woodlands. The accommodation comprises of an entrance hall, living room, kitchen, dining room and a shower room on the ground floor, whilst the first floor offers four double bedrooms and a family bathroom. Other features to note include driveway parking, a detached garage and an enclosed rear garden. The Foresters pub is a ten minute walk through the woods and both Nisa and Tesco's express is just a five minute walk down the road. The property is also within walking distance to a number of schools covering from Reception to Year 11.

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

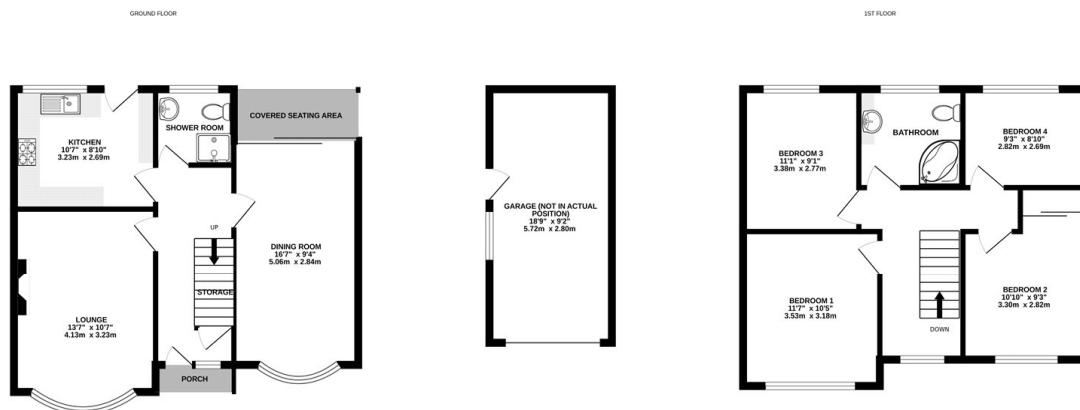
The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

Outside

The front of the property offers driveway parking for multiple vehicles with an additional detached garage. Side access leads to the enclosed rear garden which offers a covered seating area to the rear of the dining room and a further patio area with the remainder being laid to lawn. There is also side access from the garden directly into the woodlands.

Floorplan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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To arrange a viewing please contact:

Tel: 01252 361550

Email: info@bridges.co.uk

Important Notice - These particulars are set out as a general outline only for the guidance of intended purchasers and do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise as to their correctness.